



NOTICE OF MEETING Cochise County Planning and Zoning Commission

September 12, 2012 at 4:00

Cochise County Complex
Board of Supervisors, Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

AGENDA

1. 4:00 P.M. - CALL TO ORDER

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING

2. **ROLL CALL** (Introduce Commission members, explain quorum and requirements for taking legal action.)
3. **CALL TO THE PUBLIC** (Opportunity for members of the public to speak on any item not already on the agenda).
4. **APPROVAL OF PREVIOUS MONTH'S MINUTES**
5. **COMMISSION VOTING PROCEDURES** – Use of roll call vote to clarify how the Commissioners voted.
6. **NEW BUSINESS**

Item 1 – (Page 1) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET SU-08-17A (Lucore): The Applicant, Ana Lucore of Children's Ranch, received Special Use approval in 2008 for a large, multi-use foster care center, with site built homes, indoor and outdoor recreational opportunities, religious and educational facilities, office space, and facilities for guests and volunteers. Since that time several manufactured homes have been sited on the property for foster families, on-site caretakers and administrative staff. The Applicant now seeks to remove conditions requiring development of the site according to the 2007 concept plan, and to allow expanded utilization of manufactured homes to meet the needs of the Ranch.

This will require a Special Use modification at a public hearing before the Commission. The subject parcel (Parcel # 123-35-003B) is located at 5434 S. Grapevine Loop in Benson, AZ. It is further described as being situated in Section 14 of Township 17, Range 20 East of the G&SRB&M, in Cochise County, Arizona.

At their regular meeting on August 8, 2012, the Commission vote on this docket was 4-4 resulting in the need to reconsider this docket, per the By-Laws of the Planning and Zoning Commission. [Tie votes on Special Use dockets will result in the failure of the motion, not the docket, and will automatically be moved to the next regularly scheduled Commission meeting].

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard at a future Board of Supervisors' meeting at the same location as the Commission meeting).

(Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available this afternoon with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.)

Item 2 – (Page 37) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, Docket SU-12-10 (Lincoln): The Applicant seeks Special Use authorization from the Planning and Zoning Commission for a Bed & Breakfast Inn. Bed & Breakfast operations are allowed as permitted uses unless a neighbor protests, in which case the permit is referred to the Commission and processed as a Special Use. The subject Parcel (114-18-175A) is located at 457 N. Ironwood Court in Pearce, AZ. It is further described as being in Section 19 of Township 17, Range 25 in the G&SRM in Cochise County, AZ. The Applicant is Jessica L. Lincoln of Pearce, AZ.

ANNOUNCE ACTION TAKEN – (Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available this afternoon with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.)

Item 3 – (Page 57) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, Docket SU-12-11 (Miller): The Applicant, Crystal Miller of Western Junction Bar and Grill in Double Adobe, AZ, intends to hold regular outdoor events such as concerts, rodeos, and biker rallies, some of which may include on-site dry camping, and seeks a Special Use authorization from the Planning and Zoning Commission for Outdoor Recreation (Section 607.07) and Guest Lodging (607.01). The subject Parcel (103-88-002B) is located at 5838 Double Adobe Road in McNeal, AZ. It is further described as being in Section 09 of Township 23, Range 25 in the G&SRM in Cochise County, AZ.

Item 4 – (Page 85) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, Docket Z-12-06 (Seitz/Hutson): The Applicant seeks to rezone approximately 12 acres from RU-4 (Rural; minimum lot size 4 acres) to LI (Light Industrial) with the intent of using an existing building to store and sell agricultural-related items and products. The subject properties (Parcel Nos. 118-05-054; 118-05-055; 118-05-056) are located at the southwest corner of Hwy 191 and Birch Rd. in the Sunsites, AZ area. The properties are further described as being situated in Section 12, Township 17 S, Range 24 E, of the G&SRB&M, Cochise County, Arizona. The Applicant is Alan Seitz of Cochise, AZ; Vincent Hutson, Agent for Applicant.

Item 5 – (Page 104) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, Docket SU-12-12 (Harvey): The Applicant seeks Special Use authorization from the Planning and Zoning Commission in order to establish a Slaughterhouse (607.40) land use on the 642.48-acre subject property. The intent is to remodel an existing building for the slaughterhouse and license it per USDA standards for beef products. The subject Parcel (206-01-011J) is located north of Sunsites, AZ. It is further described as being in Section 36 of Township 16, Range 24 in the G&SRM in Cochise County, AZ. The Applicant is Carl G. Harvey of Sunsites, AZ.

Item 6 – (Page 133) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, Docket SU-12-13 (Smith/Echoing Hope Ranch): The Applicant seeks Special Use authorization from the Planning and Zoning Commission in order to establish a Residential Care Institution (607.32) land use on the 10.61-acre subject property. The intent is to utilize the existing San Pedro Bed and Breakfast site for use as residential homes for autistic adults. The subject Parcel (104-38-012E) is located north of SR 92, west of Hereford Road. It is further described as being in Section 22 of Township 23, Range 22 in the G&SRM in Cochise County, AZ.

7. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

8. CALL TO COMMISSIONERS ON RECENT MATTERS.

9. ADJOURNMENT

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.